

## **MINUTES**

### **Attendance**

Members Present: Bruce Carson, Jonathan O'Keeffe

Members Absent: Eduardo Suarez

Planning Department Staff: Jonathan Tucker, Christine Brestrup

Others Participating: Rob Crowner, Rob Kusner, Walter Wolnik

### **Discussion**

The meeting was called to order at 5:10 PM.

The Subcommittee reviewed the proposed amendment to extend the Municipal Parking District northwards, including the following changes:

- Inclusion of the entirety of the B-G district, which would mean adding all properties along the east side of North Pleasant Street north of Kellogg Avenue
- Inclusion of the two adjoining B-L districts - one on the north side of Triangle Street, and one on the west side of North Pleasant Street and west of the southern portion of Kendrick Park
- Inclusion of all the properties comprising Kendrick Park
- Inclusion of West Cemetery
- Inclusion of properties zoned R-G bounded by Cowles Lane, North Prospect Street, and Hallock Street
- Inclusion of four properties north of Kellogg Avenue north of Ann Whalen Apartments
- Inclusion of small portions of properties immediately north of the Triangle Street B-L district, to align the district with existing property lines

Mr. Kusner had questions about the rationale behind the inclusion of Kendrick Park. Mr. Tucker and Mr. O'Keeffe explained that the purpose of the MPD was to remove the requirement of selected uses to provide parking, and therefore including the park in the MPD would make it less likely that any portions of the park would have to be used to provide parking for any uses proposed there. Mr. Kusner also raised the possibility of requiring exactions or payments in lieu of the parking requirement, rather than simply removing the parking requirement. Mr. Tucker indicated that exactions had been tried in Northampton without success. Mr. O'Keeffe questioned the inclusion of West Cemetery, asking what benefit would be provided by this. Mr. Tucker indicated that the primary intent was consistency, since it is Town-owned land (as is Kendrick Park), and that there was no specific benefits or drawbacks associated with its inclusion. Mr. O'Keeffe proposed removal of West Cemetery from the expansion, to make it easier for Town Meeting to understand, and this proposal passed by a consensus vote.

The Subcommittee reviewed the proposed amendment to create new language governing taxi and limousine services as principle and accessory uses. The amendment would amend Section 3.340.3 of the zoning bylaw to create a separate use category for "Taxicab, limousine service and similar uses". This use would be regulated as a principle use if it involved pick-up or drop-off of passengers at the site, if it involved three or more vehicles, if it involved vehicles carrying more than eight passengers, or it involved vehicle maintenance at the site. Otherwise, it would be regulated as an accessory use. As a principle use, the

amendment would change the existing regulations by allowing the use by-right in the B-G, B-VC, and PRP districts.

The Subcommittee discussed proposed changes to the remaining portions of the existing use category for 3.340.3 (railroad, bus depot, or other transportation facility), and decided by consensus not to pursue the proposed changes in regulation in the B-G, LI, and PRP districts for these uses. It also discussed the topic of on-site maintenance - whether the existence of any maintenance activities at all should push the use from an accessory to a principle use, or whether minor occasional maintenance such as changing wiper blades should be allowed as part of an accessory use. The Subcommittee decided by consensus to add the word "ongoing" in section 3.340.31 to indicate that regular, ongoing maintenance or repairs on-site would be considered a principle use, but that occasional maintenance would be allowed as an accessory use.

The Subcommittee briefly discussed the other articles under consideration for Spring Town Meeting (child care revisions and the Main/High/Dickinson rezoning), with no action taken.

The meeting was adjourned at 6:30 PM. The next Zoning Subcommittee meeting was scheduled for 5:00 PM on February 18, 2009.

Respectfully submitted,

Jonathan O'Keeffe, Subcommittee member

[Minutes approved 2/18/09]